

**Nantucket Planning &
Economic Development Commission**

Monday, December 3, 2012
At 6:00 PM
at 4 Fairgrounds Road, Nantucket, MA 02554

Purpose: Regular Meeting:

APPROVED MINUTES

10 Members Present: Kara Buzanoski, Jack Gardner, Sylvia Howard, Leslie B. Johnson, Nat Lowell, John McLaughlin, Bruce Miller, Barry Rector, Don Visco and Linda Williams

Members Absent: Andrew Bennett and Bert Johnson

Staff: Mike Burns, Leslie Snell, and Lynell Vollans

I. Call to Order

Chairman Lowell called the meeting to order at 6:03pm.

II. Establishment of Quorum

Chairman Lowell declared a quorum was present.

III. Approval of Agenda

The motion was made by Kara Buzanoski and seconded that the NP&EDC does hereby vote to approve the NP&EDC agenda for December 3, 2012, as submitted.

The vote was unanimous

IV. Approval of Minutes:

Meeting of August 6, 2012
Special Meeting of October 11, 2012

The motion was made by Barry Rector and seconded that the NP&EDC does hereby vote to approve the NP&EDC minutes for the Special Meeting of October 11, 2012, as submitted.

The vote was unanimous

The minutes from the August 6, 2012 were continued to the February 4, 2013 meeting.

V. Public Comment - None

VI. Action / Discussion Items

A. Action / Discussion: Approval of Brant Point Area Plan

There was a general discussion regarding the height limit within the Brant Point Area. The language should be clarified within this section. Attorney Marianne Hanley, representing Offshore Nantucket Limited Partnership, the owner of the Beachside Hotel, shared her concern of the rezoning of the Beachside Hotel property to Residential Zoning. Ms. Williams brought to the attention of the Commission that the draft included is not the final draft. Mr. Vorce recommended that the approval be continued with consideration for keeping the Beachside Hotel property in the Commercial Neighborhood.

The motion was made by Linda Williams and seconded that the NP&EDC does hereby continue the Brant Point Area Plan approval to the February 4, 2013 meeting with the Final Draft with corrections.

The vote was unanimous.

B. Action / Discussion: Naushop Crossing Area Plan Workgroup member resignations / appointments

Mr. Vorce presented the resignation of Brian Coyne from the Naushop Crossing Area Plan to be replaced by Patricia Rottmeier.

The motion was made by Linda Williams and seconded that the NP&EDC does hereby accept the resignation of Brian Coyne and the appointment of Patricia Rottmeier to the Naushop Crossing Area Plan Workgroup.

The vote was unanimous.

Mr. Vorce stated that Walter Glowacki has appointed Richard Bretschneider to represent his interest in the Naushop Crossing Area Plan Workgroup.

The motion was made by Linda Williams and seconded that the NP&EDC does hereby appoint Richard Bretschneider to the Naushop Crossing Area Plan Workgroup.

The vote was unanimous.

C. Action / Discussion: Approval of contract with Blackwell & Associates for Pleasant Street surveying

Mr. Vorce explained that the layout at the corner of Pleasant Street and Williams Lane is improperly indexed in the registry of deeds. The surveying is to correct this issue.

The motion was made by Linda Williams and seconded that the NP&EDC does hereby to approve the contract with Blackwell and Associates.

The vote was unanimous.

D. Action / Discussion: ATM 2013 Citizen's Warrant Articles

Mr. Vorce presented the Citizen's Warrant Articles for 2013 ATM. He pointed out the articles that he did not think were of planning concern.

The motion was made by Barry Rector and seconded that Citizen's Warrant Articles 1, 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 22, and 23 are not of planning concern.

The vote was unanimous.

The motion was made by Barry Rector and seconded that Citizen's Warrant Articles 3, 7, 8, 16, 17, 18, 19, 20, 21, 24 and 25 are of planning concern.

Article 3 - \$900,000 Appropriation for Prospect Hill bike path design

Carol Dunton was present to speak about her warrant article. The Commission discussed the funding and scope of the proposed bike path. The \$900,000 appropriation will require an override.

The motion was made by Bruce Miller and seconded that the NP&EDC does hereby table the article until the February 4, 2013 meeting to get more information.

The vote was (2) two in favor and (8) eight opposed.

The motion was made by Kara Buzanoski and seconded that the NP&EDC does hereby not support Article 3.

The vote was (2) two in favor and (8) eight opposed.

The motion was made by Linda Williams and seconded that the NP&EDC does hereby support Article 3 as recommended by staff with an amendment to clarify that the article includes construction.

The vote was (7) seven in favor and (3) three opposed.

Article 7 – Zoning at STM – Charter Amendment

The motion was made by Kara Buzanoski and seconded that the NP&EDC does hereby vote to oppose Article 7.

The vote was unanimous.

Article 8 – Non-binding Solar at Airport

The motion was made by Linda Williams and seconded that the NP&EDC does hereby vote to support the intent but not the article and to refer the article to Fin Com.

The vote was unanimous.

Article 16 – Zoning Co-ops to Condominiums

The motion was made by Linda Williams and seconded that the NP&EDC does hereby vote to refer the article to the Planning Board.

The vote was unanimous.

Article 17 – Home Rule Petition – jurisdiction of HDC

The motion was made by Linda Williams and seconded that the NP&EDC does hereby vote to oppose Article 17.

The vote was (9) Nine in favor and (1) McLaughlin abstained.

Article 18 – Martin's Lane – pedestrian way

The motion was made by Leslie B. Johnson and seconded that the NP&EDC does hereby vote to table the motion and continue to February 4, 2013.

The vote was (9) Nine in favor and (1) McLaughlin abstained.

Article 19 – Wind turbine at Landfill

The motion was made by Kara Buzanoski and seconded that the NP&EDC does hereby vote to support the intent but not the article.

The vote was unanimous.

Article 20 – Non-binding – Charging stations

The motion was made by Kara Buzanoski and seconded that the NP&EDC does hereby vote to support the intent but not the article.

The vote was unanimous.

Article 21 – Zoning: Map change Siasconset

The motion was made by Linda Williams and seconded that the NP&EDC does hereby vote to refer the article to the Planning Board.

The vote was unanimous.

Article 24 – Zoning: Frontage Averaging

The motion was made by Linda Williams and seconded that the NP&EDC does hereby vote to refer the article to the Planning Board.

The vote was unanimous.

Article 25 – Wind Turbine Moratorium

The motion was made by Bruce Miller and seconded that the NP&EDC does hereby vote to oppose the article and refer to the Planning Board.

The vote was unanimous.

VII. Other Business

A. 2013 Warrant Articles

Mr. Vorce explained that the By-law committee has not met to implement the NP&EDC Regulatory authority and to see if the Commission would like to defer the Article until 2014 ATM.

B. FY2014 Budget

Mr. Vorce review the fiscal year 2014 budget with the Commission. There was a general discussion regarding the combination of all the departments budgets under the PLUS department.

The motion was made by Linda Williams and seconded that the NP&EDC does hereby vote to approve the fiscal year 2014 Budget.

The vote was unanimous.

C. CVS

Mr. Vorce spoke briefly about the Formula Business exclusion by-law and some language that may be changed at 2013 ATM.

The motion was made by Bruce Miller and seconded that the NP&EDC does hereby vote to endorse the idea of developing a plan in the Wilkes Square area.

The vote was (9) nine in favor and (1) one Rector abstained.

The Commission had a discussion regarding ways to make incentives to keep a grocery store in that area.

The motion was made by Linda Williams and seconded that the NP&EDC does hereby vote to have the Planning Director draft a letter to Winthrop, from a planning and economic development stand point, the importance of keeping a grocery store in that location.

The vote (7) seven in favor, (2) two Buzanoski and McLaughlin opposed and (1) one Rector abstained.

VIII. Adjournment

The motion was made by Bruce Miller and seconded that the NP&EDC does hereby vote to adjourn the meeting at 8:18pm.

The vote was unanimous.

Respectfully Submitted,

Lynell Vollans

Documents Included:

Updated Agenda

Draft minutes of October 11, 2012 meeting

Draft Brant Point Area Plan

Letter from Naushop Homeowners Association to Andrew Vorce

Draft Contract between NP&EDC and Blackwell and Associates for surveying at 69 Pleasant Street

Copy of ATM 2013 Citizen's Warrant Articles

Draft PLUS Budget spreadsheets